179.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,000 / 813,000
					USE VALUE:	813,000 / 813,000
					ASSESSED:	813,000 / 813,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENGEROTH ANDREA
Owner 2:	BOWLER ROBERT J
Owner 3:	
Street 1:	251 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Wood Shingle Exterior and 2451 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	424,500		388,500	813,000
Total Card	0.103	424,500		388,500	813,000
Total Parcel	0.103	424,500		388,500	813,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.70 | /Parcel: 331.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121264

GIS Ref

GIS Ref

Insp Date 07/19/18

!14054!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	424,500	0	4,500.	388,500	813,000	813,000	Year End Roll	12/18/2019
2019	101	FV	308,300	0	4,500.	383,000	691,300	691,300	Year End Roll	1/3/2019
2018	101	FV	298,100	0	4,500.	294,100	592,200	592,200	Year End Roll	12/20/2017
2017	101	FV	298,100	0	4,500.	277,500	575,600	575,600	Year End Roll	1/3/2017
2016	101	FV	298,100	0	4,500.	255,300	553,400	553,400	Year End	1/4/2016
2015	101	FV	289,600	0	4,500.	238,700	528,300	528,300	Year End Roll	12/11/2014
2014	101	FV	289,600	0	4,500.	219,800	509,400	509,400	Year End Roll	12/16/2013
2013	101	FV	289,600	0	4,500.	219,800	509,400	509,400		12/13/2012

PRINT

Date	Time
12/11/20	03:56:11

LAST REV

Date	Time
08/10/18	11:36:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14054

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENGEROTH MARY	27911-309		11/25/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	121264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2015	466	Solar Pa	22,000					
8/3/2004	685	Addition	106,000			G6	GR FY06	KIT ADD, MUDROOM,

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Meas/Inspect	BS	Barbara S
6/1/2015	Permit Insp	PC	PHIL C
1/5/2009	Measured	345	PATRIOT
11/9/2005	Info Fm Plan	BR	B Rossignol
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.5	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19630599
Const Adj.:	0.99989998
Adj $ / SQ:	161.485
Other Features:	89526
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474334
Depreciation:	49805
Depreciated Total:	424529

COMMENTS

GAS LOG FP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

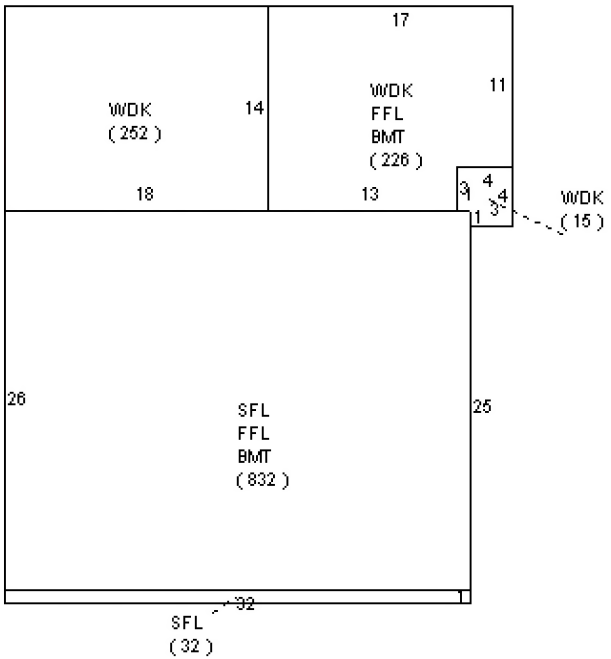
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.49
Special Features:	0	Val/Su Net:	122.23
Final Total:	424500	Val/Su SzAd	220.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,058	66.610	70,476
FFL	First Floor	1,058	161.490	170,851
SFL	Second Floor	864	161.490	139,523
WDK	Deck	493	8.030	3,958
	Net Sketched Area:	3,473	Total:	384,808
Size Ad	1922	Gross Are	3473	FinArea 2451

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	